

# City of Las Vegas Code and Interpretation

**AMEND:** 37

**DATE:** March 3, 2009

**CODE:**      2006 IBC ☒      2005 NEC ☐      Local Amendments ☐  
                 2006 IRC ☐      2006 UMC ☐      POOL CODE ☐  
                 2006 IECC ☐      2006 UPC ☐      MISC. ☐ Admin Code

**CODE SECTION:** N/A

**TOPIC:** Phased permitting

**PURPOSE/REASON:** Due to the economic downturn, many large projects that are already permitted or already drawn and submitted are experiencing problems with total project financing. Lenders are notifying the developers that they will only be able to finance part of the project at this time, with a possible second phase of financing as the credit markets free up. The developers believe that this is creating an undue hardship for them in that they do not know how much of the project could be built at the present time, or how much of the project may be placed on hold until a time (uncertain) when the additional funds become available. We have very recently experienced requests from 4 developers to provide a clear cut procedure for them to be able to construct projects by phases, so they can salvage the plans that they have already prepared and submitted and the money they have already spent on permit fees paid to this department. Due to the increase in recent request we note a trend that will become more prevalent as the economy continues to stall. Our department must also concern itself with compliance with adopted codes, ordinances and laws regarding granting legal, safe occupancy to a building, as well as our procedures for tracking inspections and construction documents for each project.

**INTERPRETATION:** The proposed policy and procedure for phased permitting is as follows:

1. The current state law and general policy requires changes in all APPROVED plans to be revised by the design professional. Changes must be properly submitted, reviewed, and approved by the department prior to issuance of a final C of O.
2. If a project is being altered due to adjustment in current financing, then the plans should be revised to reflect the changes, omissions or revisions.
  - a. The project plans could be revised by striking a phase line on the drawing sheets between the area of the project that is being acted upon presently and the area that is being delayed.

### **INTERPRETATION (continued):**

- b. The plans should be revised to correctly depict the area that is being delayed by eliminating all wall lines and information for the area and stating "NOT A PART – FOR FUTURE EXPANSION ONLY". All discipline's plans pages affected by the "phasing" should reflect all changes.
- 3. Per code and building department policy, a request for dollar re-evaluation of work planned in Phase 1 could be filed. A refund of the difference of the original total project permit fees less the re-evaluated fees may be issued subject to a \$50.00 administrative fee to cover staff time costs for the re-evaluation.
- 4. As future phases are released, new plans and permit applications would be submitted, showing clearly labeled existing areas and new areas where work is not planned. These plans must "stand alone" as complete new Tenant Improvement submittals, with fees being assessed per the applicable fee schedule in force at the time of the new submittal.
- 5. If the code cycle change occurs between phases, newly submitted phases must comply with the codes and ordinances in force at the time of the new submittal, unless otherwise approved by the Building Official.
- 6. If the above procedures are followed, C of O's could be approved and issued as each phase is completed.

Approved: Chris Knight, Building Official